

Regular Meeting

The regular meeting of the City Council of the City of Fitchburg was held over the Zoom meeting platform and live streamed at FATV Studios, Fitchburg, on April 7, 2020. The meeting was called to order by President Michael Kushmerek at 7:01 P.M. The Clerk stated the names of the Councillors who have logged in and eleven (11) Councillors were present. The meeting opened with a salute to the Flag led by Councillor Squailia. Motion made by Councillor Zarrella regarding the Council Rules pertaining to remote participation; 2/3 roll call votes required passed by unanimous vote. 11 members present. Board consists of 11 members.

For the Record

Noted for the record:

FATV was recording the audio and video of the meeting.

Public Forum

PUBLIC FORUM

The following statement regarding the Public Forum was read into the record:

"The public had been advised to contact the Clerk's Office by NOON today regarding any comments of no more than two (2) minutes, and the following have been brought to our Attention:" No comments were received from the public.

Records

REPORT OF COMMITTEE ON RECORDS

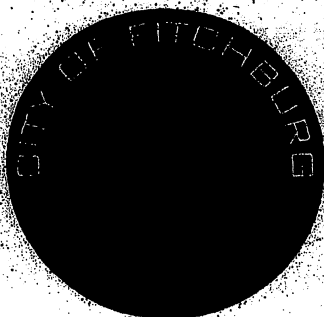
The Committee on records reported the minutes of the Regular Meeting of March 17, 2020, were correctly recorded. Report accepted and minutes adopted.

COMMUNICATION

His Honor the Mayor
Appointment Letters

1. The following Fitchburg State University Police Officers as
Special Police Officers for the City of Fitchburg:

Emily J. Ramos
William T. Bonzcar
Jonathan A. Francis
Nicholas J. McLaughlin
Cameron McCusker



The City of Fitchburg
FITCHBURG CITY CLERK
Massachusetts
2020 APR 1 PM 1:35
OFFICE OF THE MAYOR

STEPHEN L. DINATALE
MAYOR
166 BOULDER DRIVE
FITCHBURG, MA 01420
TEL. (978) 829-1801

AARON TOURIGNY
CHIEF OF STAFF
ATOURIGNY@FITCHBURGMA.GOV
JOAN DAVID
ADMINISTRATIVE AIDE
JDAVID@FITCHBURGMA.GOV

April 1, 2020

The Honorable City Council
Fitchburg Municipal Offices
166 Boulder Drive, Suite 108
Fitchburg, MA 01420

RE: Appointments Special Police Officers

Dear Honorable Councilors,

I hereby appoint the following five Fitchburg State University Police Officers as Special Police Officers for the City of Fitchburg:

Emily J. Ramos
William T. Bonczar
Jonathan A. Francis
Nicholas J. McLaughlin
Cameron McCusker

All five Officers have completed the Massachusetts State Police Academy. All are current in their required Municipal Training Committee (MPTC) and Special State Police Officer (SSPO) training and certifications.

Thank you for your attention to this important matter.

Sincerely,

A handwritten signature in dark ink, appearing to read "Stephen L. DiNatale".

Stephen L. DiNatale
Mayor

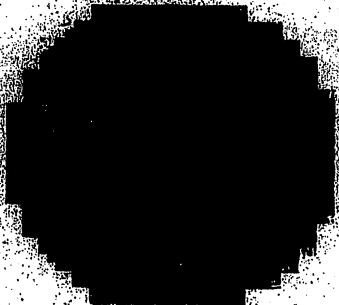
Appointments read and referred to the Appointments Committee.

Communication
His Honor the
Mayor
Appointment Letter

Communication
Chief Martineau
Fitchburg Police
Department

COMMUNICATION

Chief Ernest Martineau
Fitchburg Police Department



ERNEST F. MARTINEAU
CHIEF OF POLICE

**CITY OF FITCHBURG
POLICE DEPARTMENT**

20 Elm Street
Fitchburg, Massachusetts 01420-3204
www.fitchburgpolice.com

DEPARTMENT / OPERATION
978-345-4355
FAX: 978-345-4088

DETECTIVE BUREAU
978-345-9650

RECORDS BUREAU
978-345-9643
FAX: 978-342-7608

CHIEF OF POLICE
978-345-9656

To: Council President Michael Kushmerek
From: Ernest Martineau, Chief of Police
Date: April 6, 2020
RE: Operational Preparedness

Good Evening Councilors:

I been asked to give a brief operational preparedness update for the Fitchburg Police Department (FPD). Since the very onset of this pandemic the department has been working on the operational needs, and potential re-deployment of our work force. My top priority from the very beginning has been the response of our Patrol Division to emergency calls. Like many other law enforcement agencies in the Commonwealth, staffing our uniformed division has been a challenge at times. However, the men and woman of the FPD have accepted this challenge, and have gone above and beyond the call for duty during this time of crisis. Our Patrol Division is fully staffed at this time, with several operational plans already in place should staffing be impacted due to health related absences.

Equally important to staffing our Patrol Division is properly maintaining our Emergency Dispatch Center at full strength. For many citizens in the time of crisis their only life line is an emergency call to the police, and for that reason operational plans are in place to deal with any potential staff reductions in the Dispatch Center.

Finally, I am in daily contact with my public safety partner Chief Kevin Roy, as well as other City leaders. In addition to our local leaders I am also in constant contact with our partners at the Fitchburg State University Police Department and the Massachusetts State Police.

Residents of Fitchburg can be assured the Fitchburg Police Department is committed and prepared to keeping our community safe.

Respectfully Submitted,

Ernest Martineau
Chief of Police

Communication read and placed on file in the City Clerk's Office.

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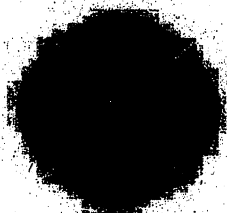
City of Fitchburg,

April 7, 2020

Communication
Chief Roy
Fitchburg Fire
Department

COMMUNICATION

Chief Kevin Roy
Fitchburg Fire Department



Kevin D. Roy
Chief of Fire Department

City of Fitchburg, Massachusetts
FIRE DEPARTMENT

33 North Street
Fitchburg, MA 01420

978-345-9666
FAX: 978-345-9589

To: Councilor Kushmerek
From: Kevin D. Roy
Re: Fire Department Operational preparedness:

Hello Councilor:

We would like to update the Council on the current status of Fitchburg Fire's response to the Covid-19 pandemic, to date. Our Fire/EMS services has been staffed to minimum levels since the onset of this pandemic. All protocols have been reviewed and updated as needed. Additional PPE and disinfecting supplies have been ordered and most received. Our Firefighters have reported to duty, and as always, perform their duties with dedication and professionalism.

In addition, our Emergency Management Division has been working closely with all applicable State and Federal agencies, as well, as helping other City Departments and some private organizations in the City

Additionally, I am in daily contact with other Department Heads, the Mayor's staff, our Firefighter Union Officials, and many other groups and citizens requesting our assistance.

If you need any further information regarding these issues, please contact me.

Sincerely,

Kevin D. Roy, Chief of Department

Communication read and placed on file in the City Clerk's
Office.

Communication
Re: Resolution 96-20

COMMUNICATIONS RECEIVED RE: RESOLUTION 96-20

Josiah Richards
199 Fisher Rd
Fitchburg, MA 01420
Tuesday, April 7, 2020

Re: Resolution 96-20

Dear Fitchburg City Council:

I am writing to express my support for resolution 96-20: request that brokers, landlords, and real estate agents not show housing units that are currently occupied during the COVID-19 pandemic.

It goes without saying that we must minimize our interaction with other people during this unprecedented time. The only way to absolutely flatten the curve is to limit all nonessential work. Apartment and home showings are not essential for life, unlike food and medication.

Right now, millions of Americans are without work or have reduced work hours. This is also the same for brokers, real estate agents, and landlords whose very jobs depend on the interaction with other people. These interactions can wait, especially when showing an occupied home or apartment.

Introducing new people to someone's living space while there is a highly infectious disease going around is not prudent. Frankly, it's dangerous, irresponsible, and reckless. While the resolution is nonbinding, it speaks volumes to professionals considering showing an occupied home to prospective buyers and renters. This is an opportunity for the City Council, and the City as a whole, to show leadership and the level of seriousness this highly contagious disease deserves.

Many residents are looking for leadership and guidance, and we are not getting that from highest offices of this country. Fortunately, we have strong leadership on Beacon Hill, and we need strong leadership from Boulder Dr. We may not all agree on matters of politics, but we cannot afford to disagree on the severity COVID-19 poses to our most vulnerable residents.

Two of my family members now have COVID-19. They live relatively solitary lives, and the only way for them to have gotten infected was from people entering their home. So please, consider this resolution not as a limitation of one's job, but a resolution to save lives.

Respectively,
Josiah Richards

Communication
Re: Resolution 96-20

COVID-19
Showing Instructions

Due to the nationwide pandemic and concerns of Covid-19 for the protection of the community, please do not schedule any showings if you or your buyer are experiencing any cold or flu-like symptoms that would require one to self-quarantine as mandated by the CDC. By proceeding and scheduling a showing, you are acknowledging that you are not aware of any health concerns at this time.

Furthermore, the Seller requires the following prior to scheduling an in-house showing.

- Buyer has an updated Pre-Approval letter and/or Proof of Funds.
- Buyer has driven by the property prior to scheduling the showing and approves of the location of the home.
- Buyer viewed the Matterport of the interior of the home prior to scheduling a showing.

BUYER:

BUYER:

AGENT:

Communication
Re: Resolution 96-20

Mary de Alderete

From: Kushmerek, Michael
Sent: Tuesday, April 7, 2020 1:58 PM
To: City Council +
Cc: Mary de Alderete
Subject: Fw: City Council Resolution
Attachments: COVID Showing Sheet.pdf; 487 Fisher Rd, listing.pdf

Dear Councilors,

please find the following communication to the Council from Rick Healey, President of Foster-Healey Real Estate Inc., below.

Best regards,

Michael P. Kushmerek
Fitchburg City Council President
339 Blossom Street
Fitchburg, MA 01420
mkushmerek@fitchburgma.gov
(978) 696-5824

From: Rick Healey <rick@foster-healey.com>
Sent: Tuesday, April 7, 2020 1:56 PM
To: Kushmerek, Michael
Subject: City Council Resolution

Michael,

Could you share this with the council regarding the Resolution on this evenings City Council agenda.

As Realtors we share the City Council's concern with the impacts of the Coronal virus on our families, our employees and our community. Housing affects peoples physical health, their financial health, and their mental health. I am confident that is why Governor Baker included us on the list of essential businesses. As we balance the needs of our clients we are taking every precaution to utilize best health practices to protect against this virus.

Communication
Re: Resolution 96-20

To follow up on how real estate is being conducted in the current environment. Being included on the list of "essential businesses" allows us to open our brick and mortar offices, most us have not done so. We are able to accomplish a great deal remotely and virtually. I am a director of MLSPIN and when checked a week ago, out of 40,000 agents there were 11 Open Houses, most of those were regular weekly new construction adds that had not yet been eliminated. Both the Massachusetts Association of Realtors and MLSPIN are strongly discouraging open houses and stressing social distancing and best practices when personal meetings are necessary.

I have attached a Fitchburg listing we are marketing to give you an idea how we are handling it. This is a link to the Matterport Tour of 487 Fisher Road in Fitchburg: <https://my.matterport.com/show/?m=4aCSNUWmN7f>. I have also attached a copy of the MLS listing where we include photos of every room. The listing information states that prior to any in person showing a Covid19 form must be filled out and returned. I have attached a copy of that form.

When an in person showing is requested (we have property under agreement for sale strictly based on virtual viewing) and allowed by the homeowner we follow a number of steps. First we request the homeowner to vacate the property at the time of the showing. We ask that all lights be turned on and that disinfecting wipes are available for the agent to wipe any surfaces or doorknobs that are touched. The agent showing the property meets the customer, and conducts the showing maintaining the appropriate social distances, most are using masks and protective gloves.

Contracts are being negotiated remotely using digital signatures as are mortgage applications. Home inspections are being conducted by inspectors alone and communicated remotely, sometimes using facetime during inspection. Many banks are allowing drive by appraisals rather than interior inspections. Smoke/CO inspections are now being allowed after closing and state of emergency by the buyers. Title insurance companies are offering gap insurance until the end of the emergency if Registries stop accepting remote recording. Closings are being held with attorney meeting buyer and seller separately without agents and using social separation.

Housing is a fundamental need and in this environment everyone, Realtors, sellers, buyers, bankers, home inspectors, appraisers and lawyers are making difficult decisions and making a concerted effort to be safe. It would be disappointing to have the Fitchburg City Council place a stigma on those that have made those difficult decisions and taken those precautions.

Thank you for your consideration.

Sincerely,

Rick Healey

President

Foster-Healey Real Estate, Inc.

50 Central Street

Leominster, MA 01453

978-537-8301

rick@foster-healey.com

Mary de Alderete

From: Kushmerek, Michael
Sent: Tuesday, April 7, 2020 2:03 PM
To: City Council +
Cc: Mary de Alderete
Subject: Fw: Real Estate in COVID-19

Councilors,

please find the below communication from Nicholas Pelletier, Realtor at Keller Williams North Central, who has asked me to share this communication with the Council.

best,

Michael P. Kushmerek
Fitchburg City Council President
339 Blossom Street
Fitchburg, MA 01420
mkushmerek@fitchburgma.gov
(978) 696-5824

From: Nicholas Pelletier <pelletier.nicholas@gmail.com>
Sent: Tuesday, April 7, 2020 1:50 PM
To: Kushmerek, Michael
Subject: Real Estate in COVID-19

Dear Councilor Kushmerek,

The residents of the Commonwealth have a right to shelter by the purchase or leasing of a home or apartment. As a result, Realtors and real estate professionals were deemed essential by Governor Charlie Baker on March 31, 2020. In order to preserve the safety of clients and also ensure that their right to shelter safely is protected, Realtors and real estate professionals have been taking the utmost care, concern, and precaution to keep buyers, sellers and renters safe, as well as other real estate professionals involved in the transaction.

Leadership in the real estate industry has broadly communicated the following recommendations:

Communication
Re: Resolution 96-20

- Strict adherence to social distancing guidelines and rules.
- Eliminating open houses whenever possible.
- Using virtual tours whenever possible.
- Listing agents using 3D Matterport or video tours of homes on listings.
- Ensuring that buyers entering homes are qualified to purchase.
- Ensuring all clients are aware of the risks and procedures prior to entering any property or showing any property.
- Ensuring proper protective gear is worn during all showings.

Housing is a basic necessity which led to the Governor's decision to make it an essential business. As a basic necessity, residents should have the right to seek new or safer housing as they deem necessary. Similarly, as the largest asset for most homeowners, residents should be allowed to list and sell their properties as necessary to ensure their own financial security and well being.

I hope these points help clarify the importance of maintaining a functioning real estate industry in the City of Fitchburg to meet the needs of the residents of the City.

Nick Pelletier

Realtor at Keller Williams North Central

Phone (call or text) : 978-674-7146

Download my Real Estate App at <http://app.kw.com/KWZIKGB21>

"Keller Williams Realty North Central agents, associates and employees will NEVER request any wire transfer of funds from you. If someone in your transaction does please confirm verbally or in person before wiring funds."

Agent License # **MA: 9523188 - NH: 069889**

Office License # **MA: 7740 - NH: 063857**

Communications read and placed on file in the City Clerk's
Office.

REPORTS OF COMMITTEES

Appointments Committee Oral Report
Meeting of April 7, 2020

The Appointments Committee recommended the following
Appointments be confirmed:

Re-Appointments
Board of License Commissioners

(Term to expire May 1, 2026)
Mr. Daniel Sarefield

Conservation Commission
(Term to expire March 1, 2023)
Mr. Bryan Breau

Report accepted. Appointments confirmed by unanimous vote. 11
members present. Board consists of 11 members.

The Appointments Committee recommended the following Appointment
be held until May 19th, 2020:

New Appointments
Full-Time Student Police Officer
Mr. Ryan Kreidler

Report accepted. Appointment held until May 19, 2020 by
unanimous vote. 11 members present. Board consists of 11
members.

The Appointments Committee recommended the following Appointment
be confirmed:

Fitchburg Cultural Council
(Term to expire April 1, 2023)
Ms. Leona Whetzel

Report accepted. Appointment confirmed by unanimous vote. 11
members present. Board consists of 11 members.

ORDERS-FINANCE

Orders-Finance

Motion for a roll call vote for Suspension of the Rules for each
Order separately passed by unanimous vote. 11 members present.
Board consists of 11 members.

091-20. ORDERED THAT: The City of Fitchburg hereby approves
the expenditure of funds from the Public Health
Sustainability Revolving Fund authorized by city
ordinance up to the amount available in the fund or
\$700,000.00, whichever is less.

092-20. ORDERED THAT: The City of Fitchburg hereby approves
the expenditure of funds from the Enterprise Bank
grant in the approximate amount of \$5,000.00 (FIVE
THOUSAND AND 00/100 DOLLARS) for the purpose of said
grant, which is to provide grants to small businesses
during the current emergency.

Orders-Finance

- 093-20. ORDERED THAT: The City of Fitchburg hereby approve the expenditure of funds from the State Executive Office of Public Safety grant in the approximate amount of \$1,764.00 (ONE THOUSAND, SEVEN HUNDRED SIXTY-FOUR AND 00/100) for the purpose of said grant, which is to maintain the regional Fire Safety House used in teaching fire safety.
- 094-20. ORDERED THAT: The City of Fitchburg hereby approves the expenditure of funds from the MassDevelopment, Brownfields Redevelopment Fund in the approximate amount of \$67,000.00 (SIXTY-SEVEN THOUSAND AND 00/100 DOLLARS) for the purpose of said grant, which is for site remediation at 80 Lunenburg Street.

Each Order adopted under Suspension of the Rules by roll call vote of 11 in favor and 0 opposed.
11 members present. Board consists of 11 members. Orders signed by the Mayor April 8, 2020

ORDERS-OTHER

Orders-Other

- 095-20. ORDERED THAT: the Honorable Mayor Stephen L. DiNatale is hereby authorized on behalf of the City of Fitchburg to execute and accept the Agreement between the City and Massachusetts Water/Wastewater Agency Response Network and to authorize all other acts and to sign any additional documents which will be necessary, helpful or convenient to ensure the membership in MA-WARN and to perform under the terms of the Agreement.

City of Fitchburg

FITCHBURG CITY CLERK

In City Council, 2020 APR -1 PM 1:24

ORDERED: That

WHEREAS the City wishes to enter into an Agreement with Massachusetts Water/Wastewater Agency Response Network, hereinafter referred to as "Massachusetts WARN" to become a member of said Response Network pursuant to M.G.L. c. 40 §4a;

WHEREAS the purpose of entering into this Agreement is to support and promote statewide emergency planning, preparedness, disaster response and mutual assistance among water and wastewater utilities during emergencies;

WHEREAS members of Massachusetts WARN coordinate response activities and share resources during emergencies;

WHEREAS members of Massachusetts WARN receive rapid mutual aid and assistance from other systems in Massachusetts to supplement its work force in times of crisis and to restore services damaged by natural or man-made incidents; and

WHEREAS the City will incur no cost for membership in the organization and will only incur cost when requesting mutual aid to address an emergency within the City.

NOW WHEREFORE IT IS ORDERED and voted that the Honorable Mayor Stephen L. DiNatale is hereby authorized on behalf of the City of Fitchburg to execute and accept the Agreement between the City and Massachusetts Water/Wastewater Agency Response Network and to authorize all other acts and to sign any additional documents which will be necessary, helpful or convenient to ensure the membership in MA-WARN and to perform under the terms of the Agreement.

Order adopted under Suspension of the Rules by roll call vote of 11 in favor and 0 opposed. 11 members present. Board consists of 11 members.
Order signed by the Mayor April 8, 2020.

By roll call vote of 11 in favor and 0 opposed, the following Orders were referred to the City Property Committee with a request that the Building Commissioner attend the meeting of the City Property Committee:

099-20.. ORDERED THAT: Authorizing the Mayor to execute and accept the request for proposal from H & G Financial, LLC, regarding 104 Daniels Street as outlined in the enclosed Order.

City of Fitchburg

FITCHBURG CITY CLERK

In City Council, 2020 APR 2 AM 11:50

ORDERED THAT

WHEREAS, the City has issued Request for Proposals regarding 104 Daniel Street;

WHEREAS, 104 Daniel Street is a mixed-use building with retail on the first floor and four units of housing on the second floor;

WHEREAS, the second request for proposal was responded to by H & G Financial, LLC;

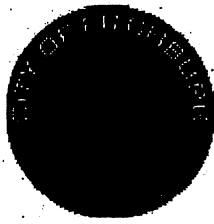
WHEREAS, the proposal indicated that they would purchase the property for \$40,000.00 and convert the retail space into four first floor parking spaces;

WHEREAS, the proposal was supported by documentation including an architect's review of the project and documentation evidencing the proposers financing;

WHEREAS, the proposal has been directed to complete a Form of Intent to ensure that approvals can be obtained from the Building Department for this type of use; and

NOW WHEREFORE IT IS ORDERED and voted that the Honorable Mayor Stephen L. DiNatale is hereby authorized on behalf of the City of Fitchburg to execute and accept the response to the Request for Proposal and to sign any and all documents and to take any and all other acts necessary, convenient and helpful to facilitate the transfer of the property to H & G Financial, LLC, on terms consistent with or substantially similar to that of the response to the Request for Proposal.

Orders-Other



City of Fitchburg, Massachusetts

Chief Procurement Officer, Mary A. Delaney, MCPPO.

Purchasing Department
166 Boulder Drive, Suite 108
Fitchburg, MA 01420
mdelaney@fitchburgma.gov

February 10, 2020

Blanca Henriquez
H & G Financial
25 William Street
Chelsea, MA 02150

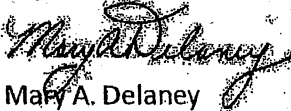
Dear Blanca,

I am pleased to inform you that the City of Fitchburg has accepted your proposal for 104 Daniels Street, Fitchburg, MA in the amount of \$40,000. Your proposal seeks to renovate the building into a 4-family residence, with parking located on the ground floor.

The City is referring this item to our City Solicitor, Vincent Pusateri, to begin the purchase and sale process. You may expect correspondence from Attorney Pusateri with regards to the transaction.

We appreciate your interest in the City of Fitchburg, and our departments look forward to working with you to improve the property at 104 Daniels Street.

Regards,


Mary A. Delaney

2020 APR -2 AM 11:46

FITCHBURG CITY CLERK

Proposal to purchase and develop 104 Daniels St multi-family building, Fitchburg MA

H+G Financial LLC
25 Williams St
Chelsea MA 02150
617-756-8519

soc. signatory: Blanca Henrriguez

This is a proposal to purchase 104 Daniels St. multi-unit building to develop it into 4 individual apartments with 4 parking off street parking spaces in the lower level. This will fit in with the goals of the city to renovate and reuse property for 100 % market-rate residential space with 1 off street parking per unit. This will increase the value of said building and the Daniel St neighborhood, having a positive socio-economic impact to the city.

H+G Financial LLC paid for the services of a licensed architect to make a careful study of the building, zoning laws and capacity. This careful analysis of the potential of the building and potential for parking within the fire codes has resulted in the plan for the 4 apartments and 4 parking spaces off street. The architect has drawn up preliminary plans that will be more detailed if the proposal is accepted. She has been labeled the plans and H+G Financial is submitting these plans with this proposal and offer.

There will be a sprinkler system installed, fire wall protection between the parking in the lower level and the 2nd and 3rd level apartments. The rear stairwell and yard will be re-examined for updating as the plans are fine tuned.

H+G financial LLC does not in any way owe local or federal taxes or any money at all to the city of Fitchburg for any back taxes.

H+G Financial has consulted with contractors and has concluded that the work and materials needed for this renovation project will cost them 250,000 minimum because H+G Financial LLC has access to labor and will provide the labor for this project and hire a licensed contractor to oversee the project along with the architectural plans. All work will be done up to code by licensed professionals.

Enclosed:

- Architectural plans
- Administrative fee for 175.00
- Check for 5% of proposed purchase price.

H+G Financial is a cash buyer. Money for the actual construction will come from a mortgage loan. The Lender is

Mauricio Osorno, Senior Lender from **American Nationwide Mortgage company.**

Address

10 Bremen St, Suite 2
East Boston, MA 02128

Office

(617) 319-0987

Cell

(617) 319-0987

Fax

(617) 777-3600

Orders-Other

REQUEST FOR PROPOSAL FORM

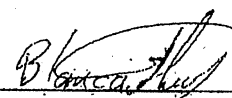
CITY PROPERTY

104 DANIELS STREET

I, H+G Financial LLC, hereby propose the sum of \$ 40,000 for
(Name of Proposer – Please Print) (Amount)

the aforementioned property in accordance with the provisions and procedures of the City of Fitchburg Real Property Disposal.

Request for Proposals, M.G.L. Chapter 30B, Section 16, and M.G.L. Chapter 7, Section 40J.

 soc. signatory (Blanca Henriquez)
(Signature of Proposer)

25 William St.
(Address)

Chelsea MA 02150
(City) (State) (Zip)

617-756-8519
(Telephone Number including Area Code)

H+Gfinancial@gmail.com
(Email)

RESPONDENT SHALL CERTIFY TO THE FOLLOWING, BY SIGNING IN APPROPRIATE AREAS INDICATED BELOW:

CERTIFICATION OF GOOD FAITH

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

H+G Financial LLC
COMPANY NAME

1-23-2020
DATE

Blanca Henriquez soc signatory
BY: SIGNATURE AND TITLE

Blanca Henriquez
PRINT NAME

STATEMENT OF TAX COMPLIANCE

Pursuant to Massachusetts General Laws Chapter 62C, Section 49A, I certify under the penalties of perjury that H+G Financial LLC to the best of my knowledge and belief has complied with all laws (Name of bidder)

of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

H+G Financial LLC
COMPANY NAME

1-23-2020
DATE

Blanca Henriquez soc signatory
BY: SIGNATURE AND TITLE

81-5149913
SSN (voluntary) OR FEDERAL ID#

Approval of a contract or other agreement shall not be granted unless this certification clause is signed.

Your social security number shall be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Providers who fail to correct their non-filing or delinquency shall not have a contract or other agreement issued, renewed or extended.

Blanca Henriquez

CERTIFICATE OF AUTHORITY

Blanca Henriquez soc signatory
(Name and title)

is authorized to execute contracts related to this solicitation from

the City of Fitchburg. Such execution of the contract by this representative shall be valid and binding upon the individual or firm listed below.

H+G Financial LLC
COMPANY NAME

1-23-2020
DATE

Blanca Henriquez
BY: SIGNATURE

Blanca Henriquez
PRINT NAME

Please Submit this Page with Your Proposal

Orders-Other

**PRO FORMA TAX
MASSACHUSETTS GENERAL LAWS
CHAPTER 44 SECTION 63A**

When property belonging to a municipality is sold, the officer executing the deed must receive a pro-rated payment in lieu of taxes before the deed can be delivered.

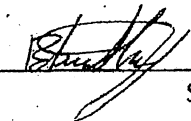
The payment is calculated by multiplying the tax rate for the fiscal year of the sale by the sale price. For example, if a property were to sell for \$100,000.00 on December 15th, and the tax rate were \$25.00, the "in lieu of tax" payment would be calculated as follows:

Sale Price (\$100,000) x Tax Rate (\$25) x Days Remaining in FY (197) ÷ 365 = \$1349.32 (example only)

If the property is sold between January 2 and June 30, the municipality will receive an additional payment in lieu of taxes for the next succeeding fiscal year. This tax is calculated by multiplying the sales price by the tax rate.

The pro-rata/pro-forma taxes must be received before delivery of the deed.

I H+G Financial LLC understand that pro-rata/pro-forma taxes must be paid to the City of Fitchburg in order to complete a sale of the property purchased, should my proposal be selected as the awarded proposal.

 SOC. Signatory
Signature of Bidder

Please Submit this Page with Your Proposal

Note from Architect

From: Franziska Amacher <fran@amacher-associates.net>
Sent: Wednesday, January 15, 2020 6:52 PM
To: Hugo Gonzalez <hygfinancial@gmail.com>; Carol Henriquez <Carol.Henriquez@NEMoves.com>
Subject: Proposal

Hi, Hugo and Carol,

Unfortunately we could only fit 4 parking spaces into the ground floor.
Upstairs I kept the layout pretty much the same which resulted in a 3 Bedroom and a 1 Bedroom apartment on the first floor and two 2 bedroom apartments on the second floor.
I think the garage will be expensive and using this space for apartments rather than parking doesn't work so well because of not having much exterior wall that is above ground, so no access to daylight, except for the front. Access to daylight is required for bedrooms also for emergency egress.

Here is my renovation list and the plans. The back yard will also have to be cleaned up and probably steps from the back door need to be rebuilt. This is a preliminary list and probably incomplete and I am not sure where you could find exceptions for code issues such as amount of fire rating. That takes careful analysis which is something we would do if you wanted to do this job.

I however think this is quite expensive to renovate.

You might get an exception in terms of zoning, only having one parking space/unit if you find nearby parking. As it is, the dimensions are very tight for the garage.

Please let me know if you have any questions.

Please send payment to the address below. Many thanks for the opportunity.

Franziska
Franziska Amacher FAIA LEED NCARB WBE

AMACHER & ASSOCIATES Architects
237 Mount Auburn Street
Cambridge, MA 02138
617 354 8707

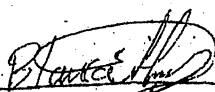
www.amacher-associates.net

Orders-Other

Please feel free to reach out to Mauricio Osorno, the lender, with questions.

H+G Financial is currently involved in purchasing multi family homes for renovations in other communities in Massachusetts.

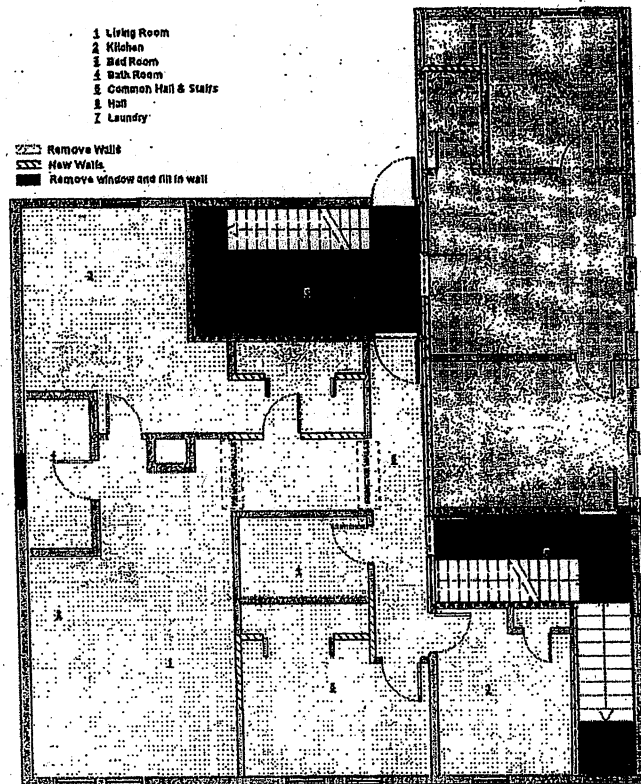
The price proposal is 40,000 to purchase the building. The sprinkler system will cost roughly 30,000 and the parking another 50,000. H+G has access to construction labor and will hire a licensed contractor and licensed electrician and plumbers for the project. The total cost of construction is estimated to be 250-300,000. H+G Financial has procured a loan for the construction needs.


SOC. signatory

1/23/2020
Date

Architect plans

about:blank

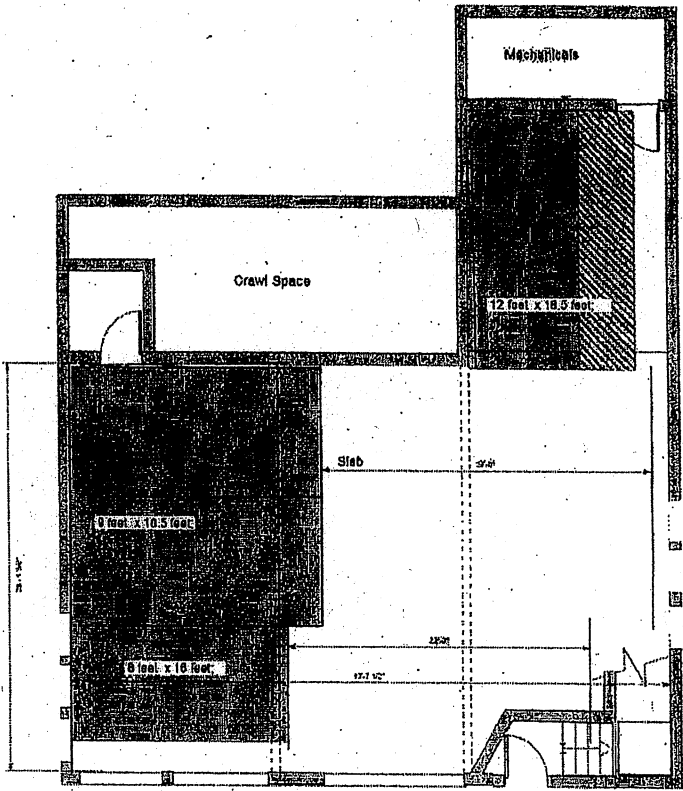


Anacher and Associates Architects 237 Mt Auburn St., Cambridge, MA 02138 www.anacher.com Phone: 617 254-8777	
104 Daniels St Fitchburg, MA For Hugo Gonzalez	
First Floor	SCALE: 1/8" = 1'-0" DATE OF ISSUE: 01.15.20.
A-2	

Orders-Other

about:blank

Architect Plans



Amacher and Associates Architects
237 Main St., Cambridge, MA 02138
www.amacher-associates.net
Phone: 617-354-4707

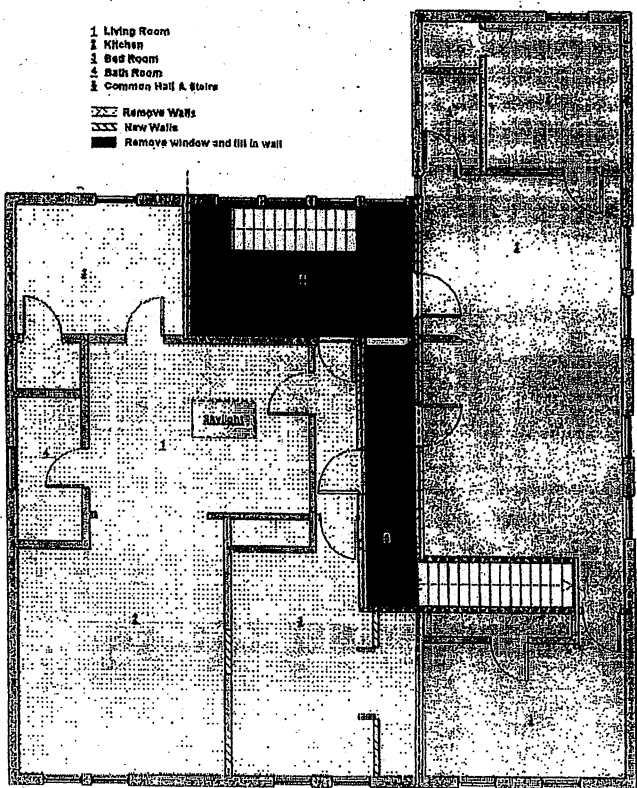
104 Daniels St
Fitchburg, MA
For Hugo Gonzalez


Ground Floor
SCALE: 1/8" = 1'-0"
DATE: 01.15.20
OF (SHEET) 01.15.20.

A-1

Architect

about:blank





Anascher and Associates Architects
237 Mt Auburn St., Cambridge, MA 02138
www.anascher.com
Phone 617 344-9707

194 Daniels St
Fitchburg, MA
For Hugo Gonzalez

Second Floor
SCALE: 1/8" = 1'-0"
DATE: 01.15.20
BY: [Signature]

A-3

Orders-Other

Renovation at Daniels Street

1.14.20.

Draft of renovation items**Ground Floor:**

- Demolish wall between lower and upper former store areas, front wall, front stairs and side wall to max openings over grade. Keep Structural*
- Slope garage floor from West (left) to East (right) side*
- Pour a min 5" concrete floor for this w/ reinforcement *
- Install steel beam in ceiling to support *
- Install headers for openings in garage exterior walls. They have to be maximum size (40% of walls need to be open to outside, so you don't need mechanical insulation)
- Install new wall for Mechanical room.
- Install new L shape stairway, railings and 3 hour fire rated wall around it with front door
- Install sloped ramp from street into garage.
- Install 3 hour fire rated ceiling and R38 insulation
- Install electrical, sprinkler system for freezing conditions and fire alarm

First Floor:

- Remove sheetrock on perimeter walls and ceiling
- Insulate all perimeter walls with R 20+5
- Side walls to have a 2 hour fire rating on side walls
- Insulate to R 20+5 in all exterior walls. Repair any windows

- Change all walls between hallways, stairs and apartments to have a 2 hour fire rating and walls between apts to 1 hour rating.
- Check all doors for correct fire rating. 1 Hour wall needs $\frac{3}{4}$ hour doors
- Make sure all fire blocking is installed
- Insulate w/ Roxul between units and in ceiling. Ceiling to have same rating as walls.
- Check electrical and bring up to code.
- Install 5 minisplit heads and 1 Compressor on roof for Aprtmt A and 1 or 2 minisplit heads and 1 compressor on roof for Aprtmt B
- Install sprinkler system and fire alarms
- Install bathroom fans in each bathroom and recirculating fans in kitchens
- Tape sheetrock and paint
- Check all floors and patch and refinish as appropriate
- Install kitchen cabinets counter tops and appliances for two kitchens and bathroom fixtures for 3 bathrooms, medicine cabs and towel racks and tp holders.
- Install light fixtures and door locks

Second Floor:

- Remove sheetrock on perimeter walls
- Insulate all perimeter walls with R 20+5
- Insulate to R 20+5 and to a 2 hour fire rating on side walls
- Repair any windows
- Install new skylight over living room in Aprtmt A

Orders-Other

- Change all walls between hallways, stairs and apartments to have a 2 hour fire rating and walls between apts to 1 hour rating.
- Check all doors for correct fire rating.
- Make sure all fire blocking is installed
- Insulate w/ Roxul between units and in ceiling. Ceiling to have same rating as walls.
- Check electrical and bring up to code.
- Install 5 minisplit heads and 1 Compressor on roof for Aprtmt A and 1or 2 minisplit heads and 1 compressor on roof for Aprtmt B
- Install sprinkler system and alarms
- Tape sheetrock and paint
- Check all floors and patch and refinish as appropriate
- Install kitchen cabinets counter tops and appliances for two kitchens and bathroom fixtures for 2 bathrooms, medicine cabs and towel racks and tp holders.
- Install light fixtures and door locks

Roof:

- Inspect Roof. Remove old roof and insulation boards under it.
- Most likely you will have to install a new rubber roof. It should go over rigid insulation covered with roofing board. Flash around any penetrations in roof and at Parapets.
- Also insulate between ceiling of second floor (ca 20" Space, could be cellulose) and roof framing. Minimum R value for the roof assembly to be R 49.

* = Check with structural Engineer for size and installation details

Pinergy - Listing Reports

<https://h3v.mls핀.com/mls.Reports/Print.aspx?mls=72600344&e...>

Carol Henriquez, ABR
Coldwell Banker Residential Brokerage
617-605-1507
carol.henriquez@nemoves.com

MLS # 72600344 - Active
Multi Family - 4 Family - 4 Units Up/Down



104 Daniels Street
Fitchburg, MA 01420
Worcester County

List Price: \$119,000

Color: Beige

Total Floors: 3

Total Units: 4

Total Rent: \$0

Grade School:

Middle School:

High School:

Directions: Clarendon to Daniels

Total Rooms: 15

Total Bedrooms: 7

Total Bathrooms: 4f 2h

Total Fireplaces: 0

Remarks

All proposals due for submission to city 1/30/2020. Welcome to Fitchburg. The City wants you!! Opportunity awaits! Bring your business plan, creativity and participate in the redevelopment of Fitchburg. 4 family with one retail/storefront, on first level. Property is vacant and gutted. Your Winter project awaits you! See attachments!

Property Information

Approx. Living Area: 6,090 Sq. Ft.

Approx. Acres: 0.08 (3,484 Sq. Ft.)

Garage Spaces: 0

Living Area Includes:

Heat/Cool Zones:

Parking Spaces: 0

Living Area Source: Public Record

Heat/Cool Units:

Approx. Street Frontage:

Living Area Disclosures:

Disclosures: Property is owned by the City of Fitchburg. RFP (Due by 01/30/2020) must be completed and submitted to the city of Fitchburg along with offer. New owner must come up with parking plan for potential occupants of building.

Annual Expenses

Heating:

Repair & Maintenance:

Management:

Gross Income:

Gas:

Trash Removal:

Miscellaneous:

Gross Expenses:

Electricity:

Sewer:

Ann. Prop. Oper. Data: No

Net Income:

Water:

Insurance:

Annual Expense Source:

Unit Descriptions**Unit #1**

Rooms: 1

Bedrooms: 0

Bathrooms: 0f 1h

Fireplaces: 0

Levels: 1

Floor: 1

Rent: 0

Lease: No

Unit #2

Rooms: 6

Bedrooms: 3

Bathrooms: 1f 0h

Fireplaces: 0

Levels: 1

Floor: 2

Rent: 0

Lease: No

Features

Area Amenities: Public Transportation, Shopping, Laundromat, Highway Access, House of Worship, Private School, Public School, T-Station, University

Basement: Yes

Beach: No

Foundation Size:

Foundation Description: Poured Concrete

Lot Description: Other (See Remarks)

Road Type: Public, Paved, Publicly Maint.

Sewer Utilities: City/Town Sewer

Water Utilities: City/Town Water

Waterfront: No

Water View: No

Other Property Info

Adult Community: No

Disclosure Declaration: No

Exclusions:

Lead Paint: Unknown

UFFI: Unknown Warranty Features:

No

Year Built: 1900 Source: Public

Record

Year Built Description: Approximate

Year Round: Yes

Short Sale w/Lndr. App. Req: No

Lender Owned: No

Tax Information

Pin #:

Assessed: \$193,800

Tax: \$3,970.96 Tax Year: 2019

Book: 5781 Page: 354

Cert:

Zoning Code: NBHD Busin

Map: Block: Lot:

Orders-Other

Pinergy - Listing Reports

<https://h3v.mlspin.com/mls.Reports/Print.aspx?mls=72600344&e...>

Office/Agent Information

Listing Office: Keller Williams Realty North Central (978) 840-9000

Listing Agent: Kathleen Walsh (978) 855-4076

Team Member(s):

Sale Office: .

Sale Agent:

Listing Agreement Type: Exclusive Right to Sell

Entry Only: No

Showing: Sub-Agent: Sub-Agency Relationship Not Offered

Showing: Buyer-Agent: Call List Agent, Accompanied Showings, Appointment Required, Sign

Showing: Facilitator: Call List Agent, Accompanied Showings, Appointment Required, Sign

Special Showing Instructions:

Compensation

Sub-Agent: Not Offered

Buyer Agent: 2

Facilitator: 2

Compensation Based On: Net Sale Price

Firm Remarks

Owner has never lived in property. Buyer to perform due diligence for use of property and guidelines for purchase.

Market Information

Listing Date: 12/12/2019

Days on Market: Property has been on the market for a total of 42 day(s)

Expiration Date:

Original Price: \$119,000

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for 42 day(s)

Office Market Time: Office has listed this property for 42 day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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2 of 3

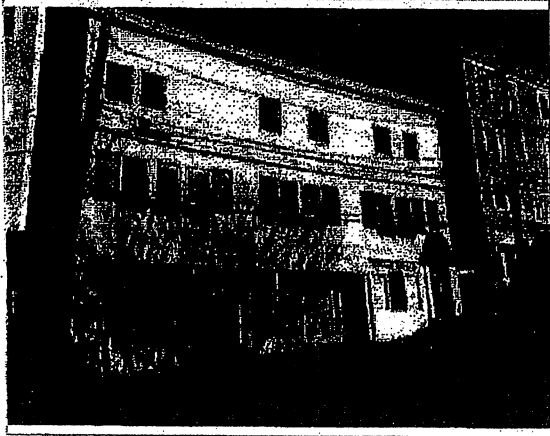
1/23/2020, 11:54 AM

Pinergy - Listing Reports

<https://h3v.mls핀.com/mls.Reports/Print.aspx?mls=72600344&e...>

MLS # 72600344 - Active
104 Daniels Street, Fitchburg, MA 01420

Multi Family - 4 Family - 4 Units Up/Down
List Price: \$119,000



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Orders-Other

1/20/2020

Online Banking | Citizens Bank

the next
180
days.
Please
note,
future
payments
beyond
this time
will not
be
displayed.

close

Account Details (Account Type: Checking)





Account Nickname:	Clearly Better Business Checking Edit
Available Balance:	\$191,207.18
Account Number:	1331112491 Hide
Routing Number:	211 070 175
Last Activity Date:	01/17/2020
Last Deposit:	\$240.00
Last Deposit Date:	01/17/2020
Last Statement Balance:	\$23,295.73
Last Statement Date:	12/31/2019

View All Payments

Transfers

Invoices

Account Options

-  View eNotices
-  View Check Images
-  Manage Alerts
-  Re-Order Checks

100-20. ORDERED THAT: Authorizing the Mayor to execute and accept the request for proposal from Via Y Rada Investments, LLC, regarding 190 River Street as outlined in the enclosed Order.

City of Fitchburg

FITCHBURG CITY CLERK

In City Council, 2020 APR -2 AM 11:48

ORDERED: That

WHEREAS, the City has issued Request for Proposals regarding 190 River Street;

WHEREAS, 190 River Street is a vacant lot following the demolition of a home;

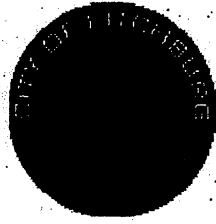
WHEREAS, the second request for proposal was responded to by Via Y Rada Investments, LLC;

WHEREAS, the proposal indicated that they would purchase the property for \$15,000.00 and convert the property to build a retail space to sell flooring;

WHEREAS, the proposer owns the property adjacent to the lot (side and rear) and the proposal was supplemented with a site plan of the proposed use; and

NOW WHEREFORE IT IS ORDERED and voted that the Honorable Mayor Stephen L. DiNatale is hereby authorized on behalf of the City of Fitchburg to execute and accept the response to the Request for Proposal and to sign any and all documents and to take any and all other acts necessary, convenient and helpful to facilitate the transfer of the property to Vida Y Rada Investments, LLC, on terms consistent with or substantially similar to that of the response to the Request for Proposal.

Orders-Other



City of Fitchburg, Massachusetts

Chief Procurement Officer, Mary A. Delaney, MCPPO
Purchasing Department
166 Boulder Drive, Suite 108
Fitchburg, MA 01420
mdelaney@fitchburgma.gov

2020 APR -2 AM 11:43

FITCHBURG CITY CLERK

February 10, 2020

Romulo Via Y Rada
Via Y Rada Investments LLC
96 Kelly Road
Dracut, MA 01826

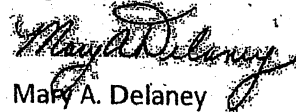
Dear Romulo,

I am pleased to inform you that the City of Fitchburg has accepted your proposal for 190 River Street, Fitchburg, MA in the amount of \$15,000. Your proposal seeks to build a commercial development on this property and create a new commercial opportunity on the River Street Corridor.

The City is referring this item to our City Solicitor, Vincent Pusateri, to begin the purchase and sale process. You may expect correspondence from Attorney Pusateri with regards to the transaction.

We appreciate your interest in the City of Fitchburg, and our departments look forward to working with you to improve the property at 190 River Street.

Regards,


Mary A. Delaney

**City of Fitchburg**
OFFICE OF THE TREASURER166 Boulder Drive
Fitchburg, MA 01420Anne M. Cervantes
Treasurer/CollectorDate: 1-29-20Name: Via 4 Rada Investments LLCParcel ID: 27-17-0Address: 180 Beacon St**CERTIFICATE OF TAX COMPLIANCE**

This document signed by the Treasurer certifies that as of the above date, that the above named Applicant is in compliance and in good standing with its tax obligations and fees payable under City code, including real estate, personal property and water and sewer fees and is not a delinquent taxpayer (longer than 12 months outstanding). This Certificate is issued in compliance with Part II, Article 3, Chapter 120, Section 22, Subsection (C) as amended by City Council. This Certificate is required for all original applications and renewal applications for any license or permit, other than those referred to in Section 120-24, and issued by any Department, Officer, Board, or Commission of the City but not limited to Building Permits, Zoning Board Appeals Applicants, Planning Board Applications, and Special Permits.

Very truly yours,

Anne M. Cervantes
Treasurer/Collector
City of Fitchburg

Orders-Other

PRO FORMA TAX
MASSACHUSETTS GENERAL LAWS
CHAPTER 44 SECTION 63A

When property belonging to a municipality is sold, the officer executing the deed must receive a pro-rated payment in lieu of taxes before the deed can be delivered.

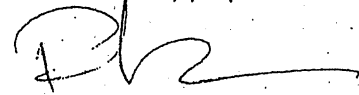
The payment is calculated by multiplying the tax rate for the fiscal year of the sale by the sale price. For example, if a property were to sell for \$100,000.00 on December 15th, and the tax rate were \$25.00, the "in lieu of tax" payment would be calculated as follows:

Sale Price (\$100,000) x Tax Rate (\$25) x Days Remaining in FY (197) ÷ 365 = \$1349.32 (example only)

If the property is sold between January 2 and June 30, the municipality will receive an additional payment in lieu of taxes for the next succeeding fiscal year. This tax is calculated by multiplying the sales price by the tax rate.

The pro-rata/pro-forma taxes must be received before delivery of the deed.

I, Romulo Via YRada understand that pro-rata/pro-forma taxes must be paid to the City of Fitchburg in order to complete a sale of the property purchased, should my proposal be selected as the awarded proposal.



Signature of Bidder

for
Via YRada Investments LLC

Please Submit this Page with Your Proposal

SAMPLE

DISCLOSURE OF BENEFICIAL INTERESTS IN REAL PROPERTY TRANSACTION

This form contains a disclosure of the names and addresses of all persons with a direct or indirect beneficial interest in the real estate transaction described below. This form must be filed with the Massachusetts Division of Capital Planning and Operations (as required by MGL c. 7, §40) prior to the conveyance of or execution of a lease for the real property described below.

1. Public Agency involved in this transaction: City of Fitchburg

2. Complete legal description of the property: 190 River St Fitchburg MA
Assessor's Map 27/18/0

3. Type of transaction: ☒ Sale ☐ Lease or rental for [term]:

4. Seller(s) or Lessor(s):

Purchaser(s) or Lessee(s): Via Y Rada Investments LLC
Romulo Via Y Rada (sole stockholder)

5. Names and addresses of all persons who have or will have a direct or indirect beneficial interest in the real property described above. Note: If a corporation has, or will have a direct or indirect beneficial interest in the real property, the names of all stockholders must also be listed except that, if the stock of the corporation is listed for sale to the general public, the name of any person holding less than ten percent of the outstanding voting shares need not be disclosed.

None of the persons listed in this section is an official elected to public office in the Commonwealth of Massachusetts except as noted below: None

6. This section must be signed by the individual(s) or organization(s) entering into this real property transaction with the public agency named above. If this form is signed on behalf of a corporation or other legal entity, it must be signed by a duly authorized officer of that corporation or legal entity.

The undersigned acknowledges that any changes or additions to items 3 and/or 4 of this form during the term of any lease or rental will require filing a new disclosure with the Division of Capital Asset Management within 30 days following the change or addition.

The undersigned swears under the pains and penalties of perjury that this form is complete and accurate in all respects.

Signature:

Printed name:

Date:

1-29-2020

Orders-Other

RESPONDENT SHALL CERTIFY TO THE FOLLOWING, BY SIGNING IN APPROPRIATE AREAS INDICATED BELOW:

CERTIFICATION OF GOOD FAITH

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

Via Y Rada Investments LLC
COMPANY NAME

1/29/20
DATE

[Signature]
BY: SIGNATURE AND TITLE

Romulo Via Y Rada
PRINT NAME

STATEMENT OF TAX COMPLIANCE

Pursuant to Massachusetts General Laws Chapter 62C, Section 49A, I certify under the penalties of perjury that, Via Y Rada Investments LLC to the best of my knowledge and belief, has complied with all laws (Name of bidder) of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

Via Y Rada Investments LLC
COMPANY NAME

1/29/20
DATE

[Signature]
BY: SIGNATURE AND TITLE

031-84-6381
SSN (voluntary) OR FEDERAL ID#

Approval of a contract or other agreement shall not be granted unless this certification clause is signed.

Your social security number shall be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Providers who fail to correct their non-filing or delinquency shall not have a contract or other agreement issued, renewed or extended.

CERTIFICATE OF AUTHORITY

Romulo Via Y Rada is authorized to execute contracts related to this solicitation from (Name and title)

the City of Fitchburg. Such execution of the contract by this representative shall be valid and binding upon the individual or firm listed below.

Via Y Rada Investments LLC
COMPANY NAME

1/29/20
DATE

[Signature]
BY: SIGNATURE

Romulo Via Y Rada
PRINT NAME

Please Submit this Page with Your Proposal

REQUEST FOR PROPOSAL FORM

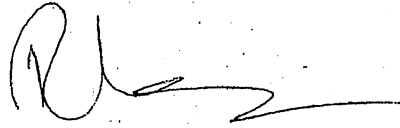
CITY PROPERTY

190 RIVER STREET

I, Via y Rada Investments LLC, hereby propose the sum of \$ 15,000⁰⁰ for
(Name of Proposer - Please Print) (Amount)

the aforementioned property in accordance with the provisions and procedures of the City of Fitchburg Real Property Disposal.

Request for Proposals, M.G.L. Chapter 30B, Section 16, and M.G.L. Chapter 7, Section 40J.



(Signature of Proposer)

96 Kelly Pond

(Address)

Dr ACUT MA 01826

(City)

(State)

(Zip)

9788761470

(Telephone Number including Area Code)

Romy_boston@hotmail.com

(Email)

Orders-Other



America's Most Convenient Bank®

Bank Verification Letter

Tuesday, January 28, 2020

Vendor/Customer Name: TD Bank, N.A.
Attention: Rosanny Garcia
Fax/Email: Rosanny.Garcia@td.com

Account Name: GUARANTEED TOTAL CLEAN LLC
Account Address: 30 RIVERSIDE ST LOWELL, MA 01854

Commercial Deposits:

Account Number(s):	597		
Routing Number(s):			
TIN:			
Type of Account	Checking		
Account Status:	Active		
Date Account Opened:			
Date Account Closed:			
Current Balance:	\$31859.80		
Available Balance:			
YTD Average Balance:			
Authorized Signers:	ROMULO VIAYRADA		

Comments: Account Verification only. TD Bank does not rate accounts or provide information on NSF or OD.

Should you have additional questions, please contact me by phone or fax at numbers listed below.

Sincerely,

Quetcy Reyes
Commercial Loan Ops Rep IV
6000 Atrium Way
Mt. Laurel, NJ 08054
CreditReferences@td.com
T: (855) 413-8871 (Toll Free)
F: (856) 533-7138

This transmittal is intended only for the use of the individual or entity to whom it is addressed, and may contain information which is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this transmittal is not the intended recipient or the employee or agent responsible for delivering the transmittal to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this transmittal in error, please return it to the above address via the U.S. Postal Service.

The information set forth herein is based on identifying information provided by the inquirer and is derived from the bank's documents and records and retained in accordance with the bank's records retention policy. While the information is believed to be correct, neither the bank nor any of its agents or representatives makes any representation or warranty, either express or implied, as to the accuracy or completeness of the information supplied. You agree that neither the bank nor any of its agents or representatives shall have any liability to you on any basis resulting from your use or reliance on the information supplied. Thank You.
QR Signature Verified

- G. In addition to the purchase price, the Proposer has already invested approximately \$75,000 in the property at 180 River Street, (including \$23,000 for the Pan Am lot). Proposer anticipates that if he is the successful bidder, he will invest approximately \$150,000 for construction of a 1,500 - 1,800 sq. ft. commercial building, plus parking lot paving.
- H. Proposer has sufficient liquid assets to complete the purchase of the subject site. See bank statements for Via Y Rada Investments, LLC, and Guaranteed Total Clean, LLC, both of which are wholly owned by proposer (attached as Exhibit-D). Also, construction will be partially financed by proceeds of the sale of 180 River Street for \$220,000 which property is owned free and clear by Proposer.
- I. Proposer has been in the construction field since 2011 working primarily in the Greater Boston area. He has been a licensed contractor for 8 years and currently has 7 employees. Locally he has purchased and renovated and resold 43 Payson Street, Fitchburg (purchased 9/29/17 for \$36,874, sold 10/11/18 for \$206,000) 326 Merriam Ave., Leominster (purchased 7/11/18 for \$120,000, sold 3/15/19 for \$306,000). Proposer has also renovated or built 5 commercial buildings in Massachusetts and in Maine.
- J. Temporary construction jobs – 4-5 people. The permanent business would employ 4-5 people.
- K. The single family residential premises will ultimately be sold to a family. The newly constructed commercial building will be owned and occupied by the Proposer where he intends to operate a tile and flooring sales and installation business. (See conceptual drawing attached hereto as Exhibit C).
- L. The redesign of the lots will allow for better access for the residential property and enhance the value of both properties.

Proposer currently owns the abutting property at 180 River Street which he has almost finished renovating for resale. After his purchase of the 180 River Street property, Proposer acquired land from Pan Am Southern, LLC to cure an encroachment on the railroad land. This land is located to the south of the house and the south of the subject property. (See attached plans).

The City of Fitchburg building inspector ruled that 180 River Street was abandoned due to prior owner's foreclosure and required ZBA approval to be used as a single-family residence in a C&A Zoning District. ZBA granted the petition with the provision that access to the property at 178 River Street be blocked by fencing or another permanent barrier.

Proposer intends to modestly increase the frontage on the 180 River Street property to facilitate parking for its residents, and to potentially allow a future

Orders-Other

**PROPOSAL FOR PURCHASE OF
190 RIVER STREET
ASSESSORS MAP 27/18/0
BIDS DUE THURSDAY
JANUARY 30TH AT 2PM**

- A. Via Y Rada Investments, LLC herewith makes its proposal for the purchase of 190 River Street, in response to a RFP issued by the City of Fitchburg. It is Via Y Rada Investments, LLC's intention, if selected, to enter into an agreement with the City of Fitchburg for the purchase of the above referenced property in accordance with the terms and conditions specified in the proposal and in the RFP.

Via Y Rada Investments, LLC.
Principal – Romulo Via Y Rada
96 Kelly Road
Dracut, MA 01826
Telephone: 978-876-1470
E-mail romy_boston@hotmail.com

- B. Via Y Rada Investments, LLC is solely owned by Romulo Via Y Rada, and is engaged in the business of renovating residential properties and restoring them as viable and pleasant places to live. We have renovated 3 properties in the Fitchburg/Leominster area, and have also renovated and several commercial properties in Massachusetts and in Maine.
- C. The principal and sole owner of the Proposer is Romulo Via Y Rada.
- D. Via Y Rada Investments, LLC and Romulo Via Y Rada do not have any outstanding taxes due on local, state or federal level (See tax certificate attached).
- E. There are no past pending or threatened actions that could relate to the conduct of the Proposer's or its principal's business.
- F. The Proposer owns the adjacent property at 180 River Street and in August 2019, to cure an encroachment problem at 180 River Street, acquired railroad property from Pan Am Southern. This lot is shown on Plan A as Parcel A, (see Exhibit-A attached) and is located to the rear of the City's parcel. The lots shall be reconfigured to provide better (wider access) and off street parking for 180 and 172 River Street. The remaining portion of the Pan Am property will be added to the Fitchburg lot (the subject of this RFP), combining the two parcels into a more feasible lot for commercial use as shown on Plan B, (See Exhibit-B attached).

Exhibit D



Tuesday, January 28, 2020

Vendor/Customer Name: TD Bank, N.A.
Attention: Rosanny Garcia
Fax/Email: Rosanny.Garcia@td.com

Account Name: VIA Y RADA INVESTMENTS LLC
Account Address: 96 KELLY RD DRACUT, MA 01826

Commercial Deposits:

Account Number(s):	703		
Routing Number(s):			
TIN:			
Type of Account	Checking		
Account Status:	Active		
Date Account Opened:			
Date Account Closed:			
Current Balance:	\$75229.84		
Available Balance:			
YTD Average Balance:			
Authorized Signers:	ROMULO VIAYRADA		

Comments: Account Verification only. TD Bank does not rate accounts or provide information on NSF or OD.

Should you have additional questions, please contact me by phone or fax at numbers listed below.

Sincerely,

Quincy Reyes

Quincy Reyes
Commercial Loan Ops Rep IV
6000 Atrium Way
Mt. Laurel, NJ 08054
CreditReferences@td.com
T: (855) 413-8871 (Toll Free)
F: (856) 533-7138

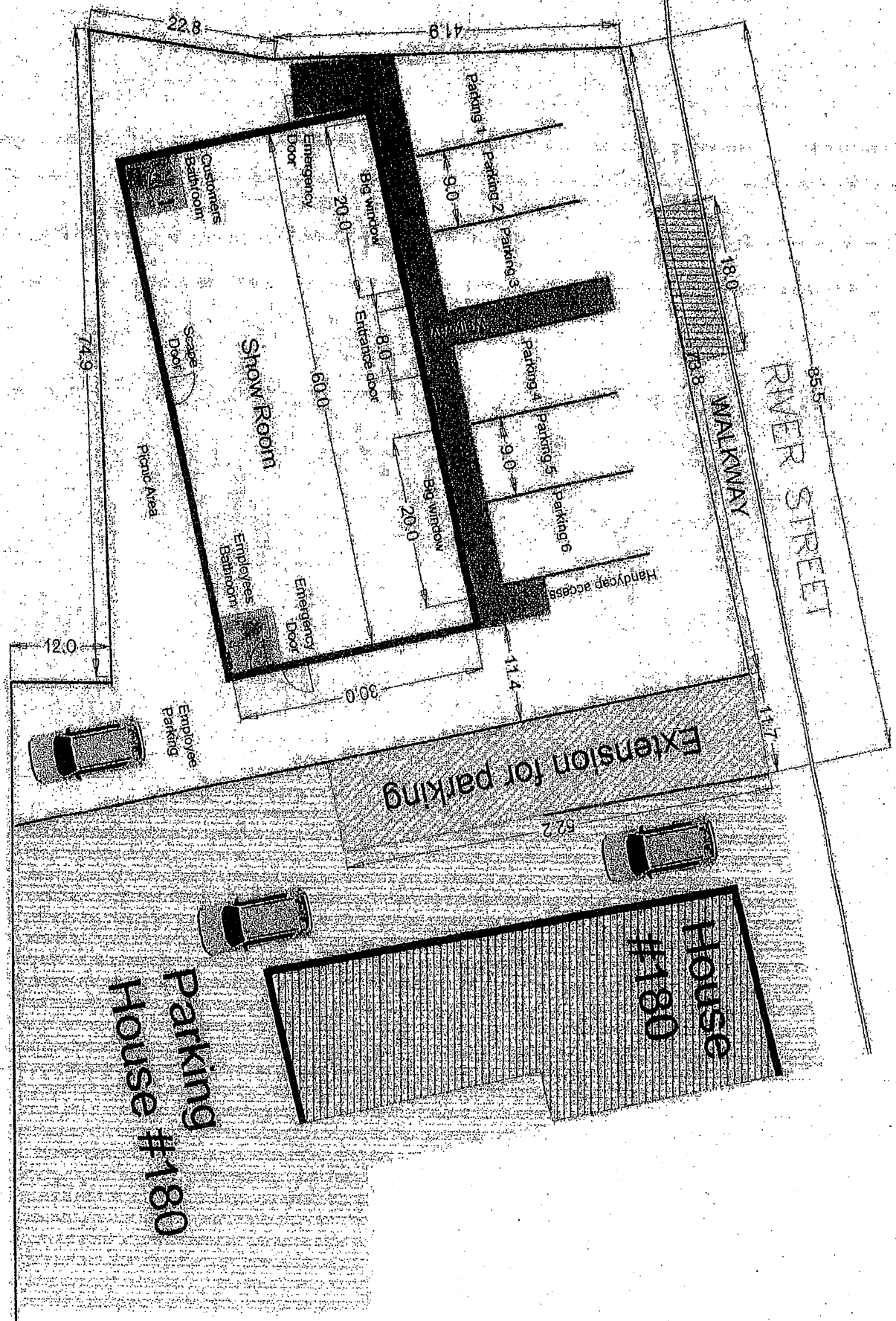
This transmittal is intended only for the use of the individual or entity to whom it is addressed, and may contain information which is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this transmittal is not the intended recipient or the employee or agent responsible for delivering the transmittal to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this transmittal in error, please return it to the above address via the U.S. Postal Service.

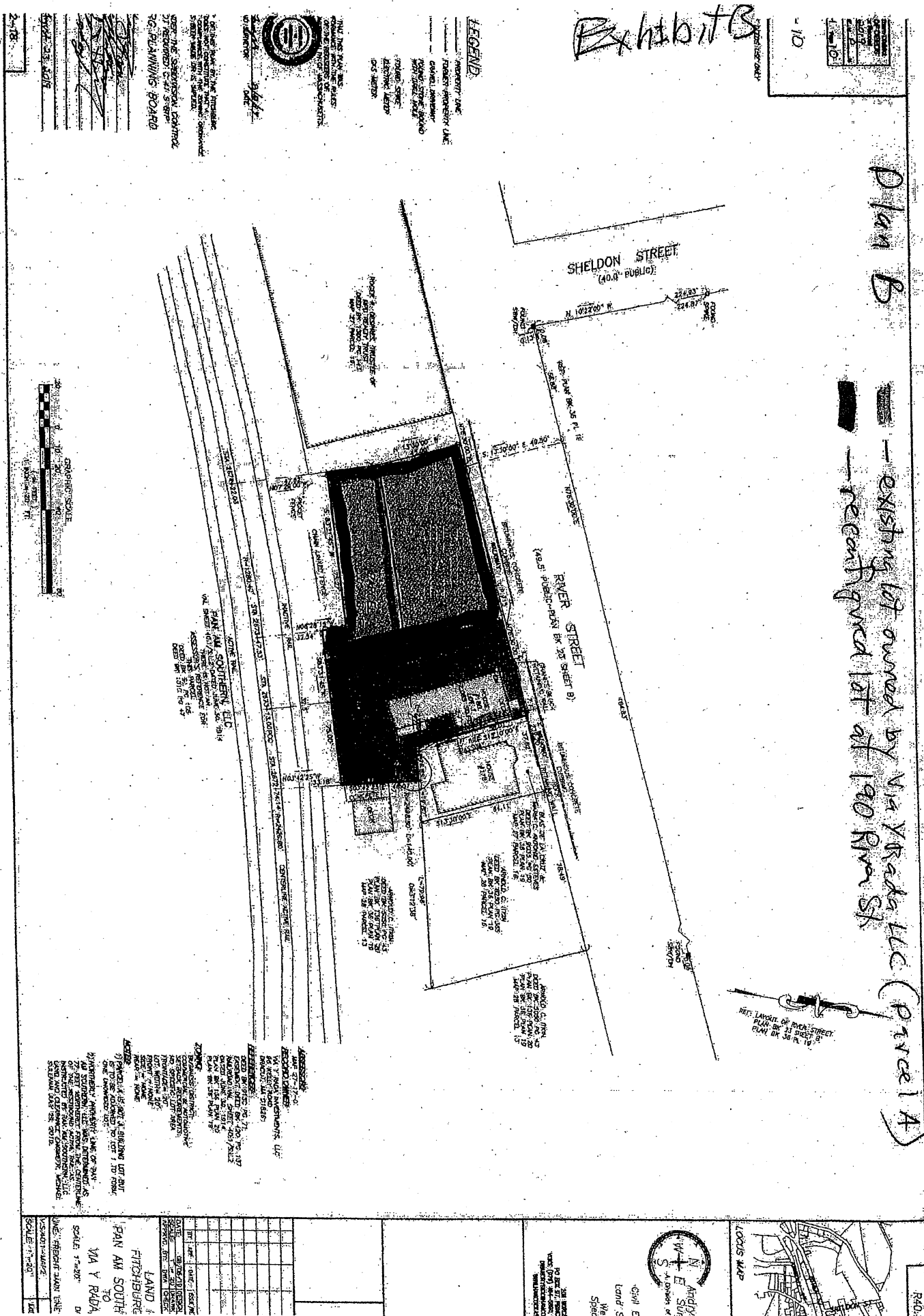
The information set forth herein is based on identifying information provided by the inquirer and is derived from the bank's documents and records and retained in accordance with the bank's records retention policy. While the information is believed to be correct, neither the bank nor any of its agents or representatives makes any representation or warranty, either express or implied, as to the accuracy or completeness of the information supplied. You agree that neither the bank nor any of its agents or representatives shall have any liability to you on any basis resulting from your use or reliance on the information supplied. Thank You.

QR Signature Verified

Orders-Other

Exhibit C



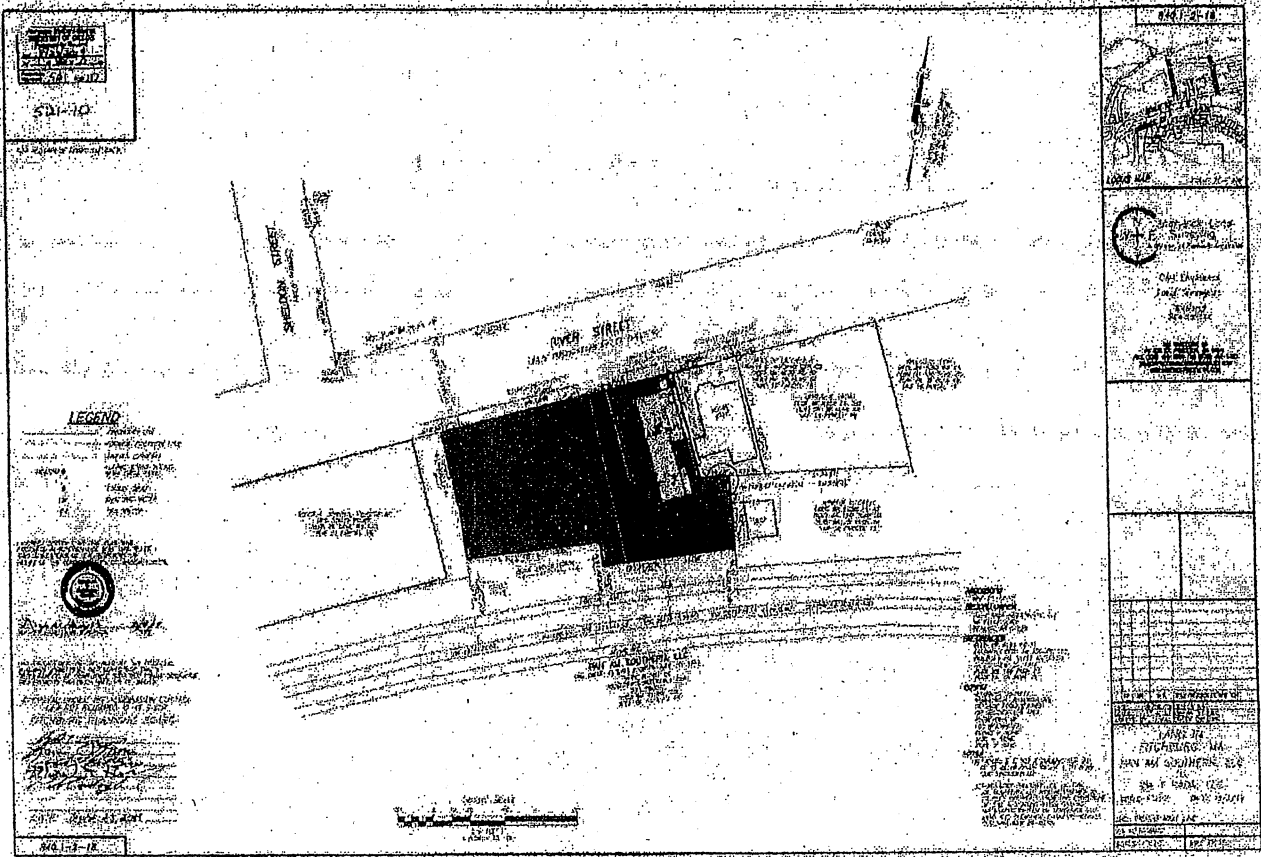


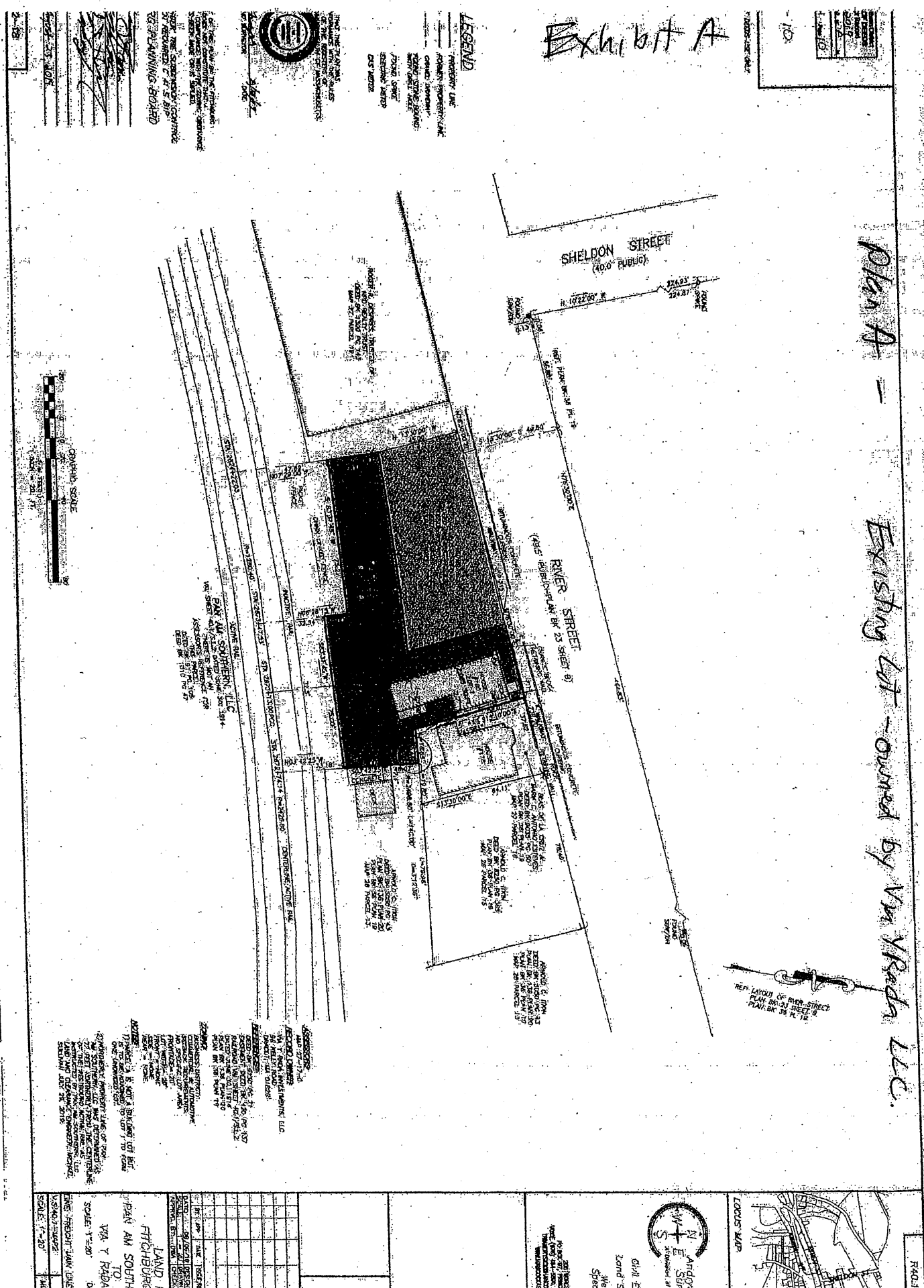
Orders-Other

1/29/2020

Mail - Romiy david Via y Rada caetro - Outlook

Exhibit B



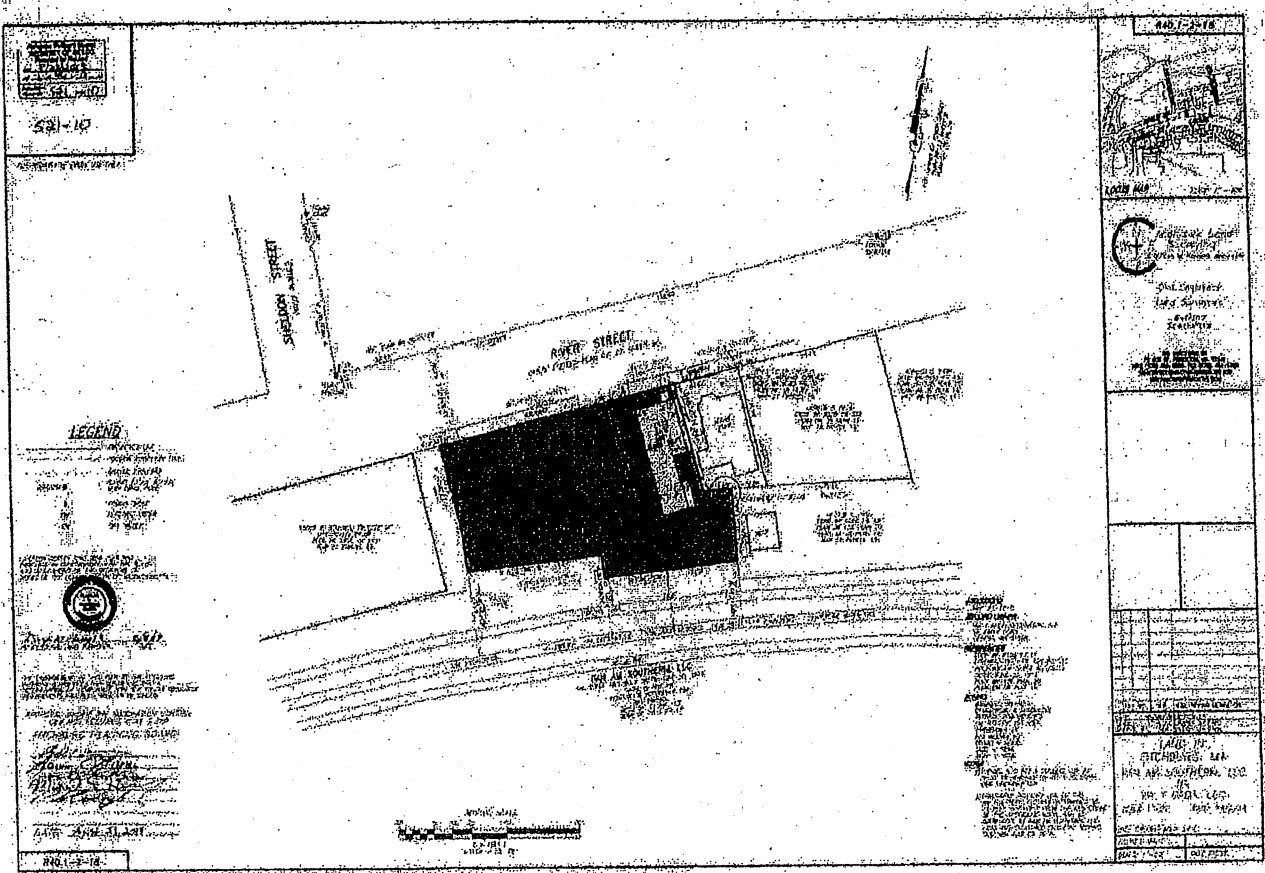


Orders-Other

1/29/2020

Mail - Romy david Via y Rada castro - Outlook

Exhibit A



buyer of 180 River Street to petition the ZBA to allow an easement to facilitate off street parking at 178 River Street.

Proposer intends to combine the balance of the subject parcel after increasing frontage on 180 River Street with the balance of the land acquired from Pan Am Southern, LLC and construct an approximately 1,500 - 1,800 square foot commercial building with parking in front.

Proposer believes the City of Fitchburg benefits from this project for the following reasons:

1. Combining Proposer owned land with the subject parcel will allow building construction setback deeper in the parcel facilitating appropriate parking and egress from River Street.
 2. New commercial construction will provide additional employment opportunities. Proposer anticipates 5 jobs to be created.
 3. New commercial construction will provide additional tax revenue to the City of Fitchburg.
 4. Increasing the road frontage on 180 River Street would facilitate the future owner of property to petition the ZBA to allow an easement over the increased portion of land to provide access to the rear of 178 River Street. 178 River Street is currently a two-family home that will have no access to off street parking once ZBA required measures are implemented. This will dramatically impact the desirability and likely market and assessed value of the property.
- M. The subject site is not configured as shown on the City of Fitchburg's Assessor Maps and actually only goes approximately $\frac{1}{2}$ the depth shown on the map. The balance of the land is owned by the proposer and will be sold with 180 River Street as a residential use with the inherent potential conflicts. Proposer believes that his project would create a more logical boundary between these two uses in the neighborhood, improve a blighted area by improving the residence and building a new commercial space for a business and create jobs for community.

N. \$15,000

Respectfully Submitted



Romulo Via Y Rada

Orders-Other

Checks for the administrative fee in the amount of \$175.00 and a bid deposit in the amount of \$750.00 are attached hereto.

RESOLUTIONS

The following Resolution was given leave to withdraw by roll call vote of 10 in favor and 1 opposed (Squailia):

- 96-20. RESOLUTION: That the Fitchburg City Council requests that brokers, landlords, and real estate agents not show housing units with current occupants during the COVID-19 pandemic.

The following Resolution was given leave to withdraw by roll call vote of 10 in favor and 1 opposed (Squailia):

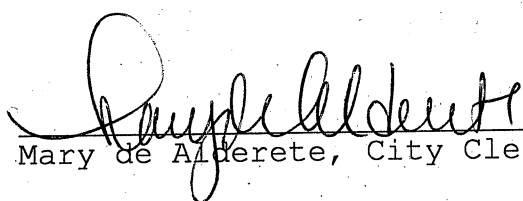
- 097-20. RESOLUTION: that the Administration update the Council on the City's disaster preparedness assessment for emergencies during this pandemic and the impact of a potential reduction of our first responder workforce.

PETITIONS

The following Petition was sent to a Public Hearing May 19, 2020 by roll call vote of 11 in favor and 0 opposed:

- 098-20. Comcast, to request a grant of location to install a new conduit to provide service to number 1200 John Fitch Highway.

The meeting adjourned at 8:10 P.M.


Mary de Alderete, City Clerk